This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9763 PG 328

ADDRESS NEW OWNER:
Gene O. Walker and Faye Carol Walker
1617 Fatherland Street
Nashville, TN 37206

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 83-14
PARCEL 118
23W-04950

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Terry A. Boughan, Executor, with full power to mortgage, sell and convey without the joinder of any beneficiary, of the Estate of Junior Lewis Boughan hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Gene O. Walker and wife, Faye Carol Walker, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 63, on the Plan of A.V.S. Lindsley Subdivision, of record in Plat Book 2, Page 24, Chancery Court for Davidson County, Tennessee.

SAID Lot No. 63 fronts 50 feet on the northerly side of Fatherland Street and runs back between parallel lines to an alley.

Being the same property conveyed to Junior L. Boughan, by deed from James Donald Atwood and Richard Lewis Atwood, individually and as Attorney-in- of record in Book 5563, Page 965, Register's Office for Davidson County, Tennessee. The said Junior Lewis Boughan having since died and the property is granted vested in Ricky Lewis Boughan, Terry Allen Boughan and Garry Wayne Boughan by Will of record in the Probate Court for Davidson County, Tennessee, granting Terry A. Boughan, Executor, with full power to mortgage, sell and convey without the joinder of any beneficiary, and warrants to the Grantee that he shall defend this estate for all taxes and debts whatsoever.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1621 Fatherland Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gene O. Walker and wife, Faye Carol Walker, their heirs and assigns, forever; and I Terry A. Boughan, Executor of the Estate of Junior Lewis Boughan do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind myself, the heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 9 day of August, 1995.

BOOK 9763 PG 329

Estate of Junior Lewis Boughan

Terry A. Boughan, Executor

STATE OF ILLINOIS
COUNTY OF Fulton

Personally appeared before me Terry A. Boughan with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 9th day of August, 1995.

" OFFICIAL SEAL "
JEFF L. NEIGEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/30/96

Notary Public

My Commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 27,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of August, 1995.

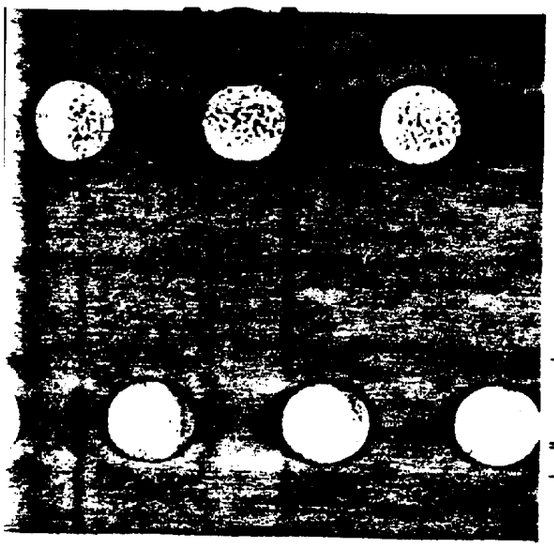
NOTARY PUBLIC
My Commission Expires: 3/22/97

GENE W. FLOYD NOTARY PUBLIC AT LARGE

0089870
IDENTIF. ↑ REFERENCE

95 AUG 15 PM 2:47
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2867 08/15 0101 03CHECK 108.90



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

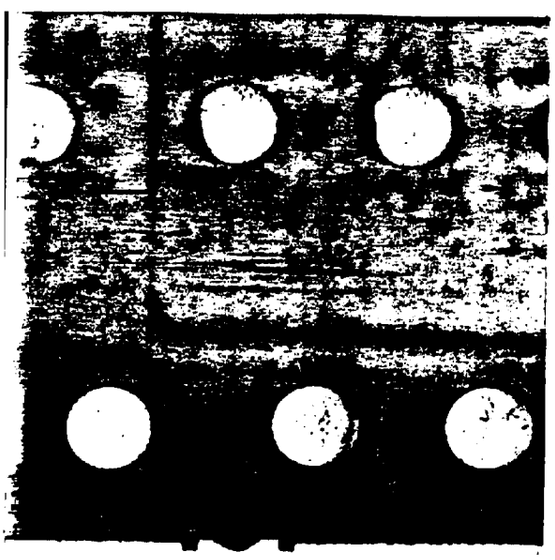
RECEIVED OF _____

FOR _____

BOOK 9763 PG 330

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	27000.00
CON TX	99.90
PRFEE	1.00
WDEED	8.00
TOTAL	108.90
CHECK	108.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/15/95 01 14:49 0001 2867

0089870
IDENTIF. ↑ REFERENCE

'95 AUG 15 PM 2:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 941849